

PLANNING AND ZONING COMMISSION
STAFF REPORT

January 7, 2016



Rezoning case no. RZ15-27: Jason S. LaFollette

CASE DESCRIPTION: a request to change the zoning classification from Agricultural-Open District (A-O) to Commercial District (C-3)

LOCATION: 3.78 acres of land located at 3210 Colson Road, between 250 and 450 feet north of the intersection of Colson Road and the North Earl Rudder Freeway East Frontage Road

LEGAL DESCRIPTION: parts of Lots 9 and 10 in Coulter's Subdivision of the McGee Tract

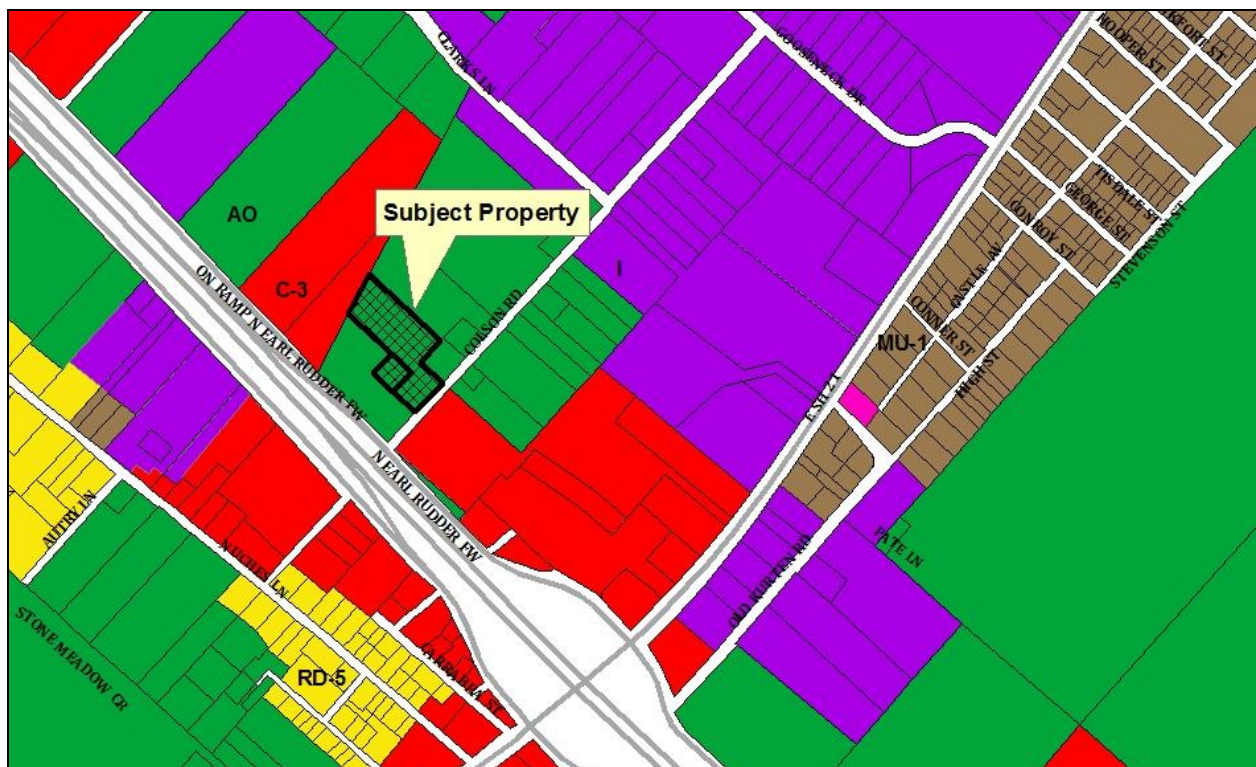
EXISTING LAND USE: residential and vacant land

PROPERTY OWNER(S): Jason S. LaFollette

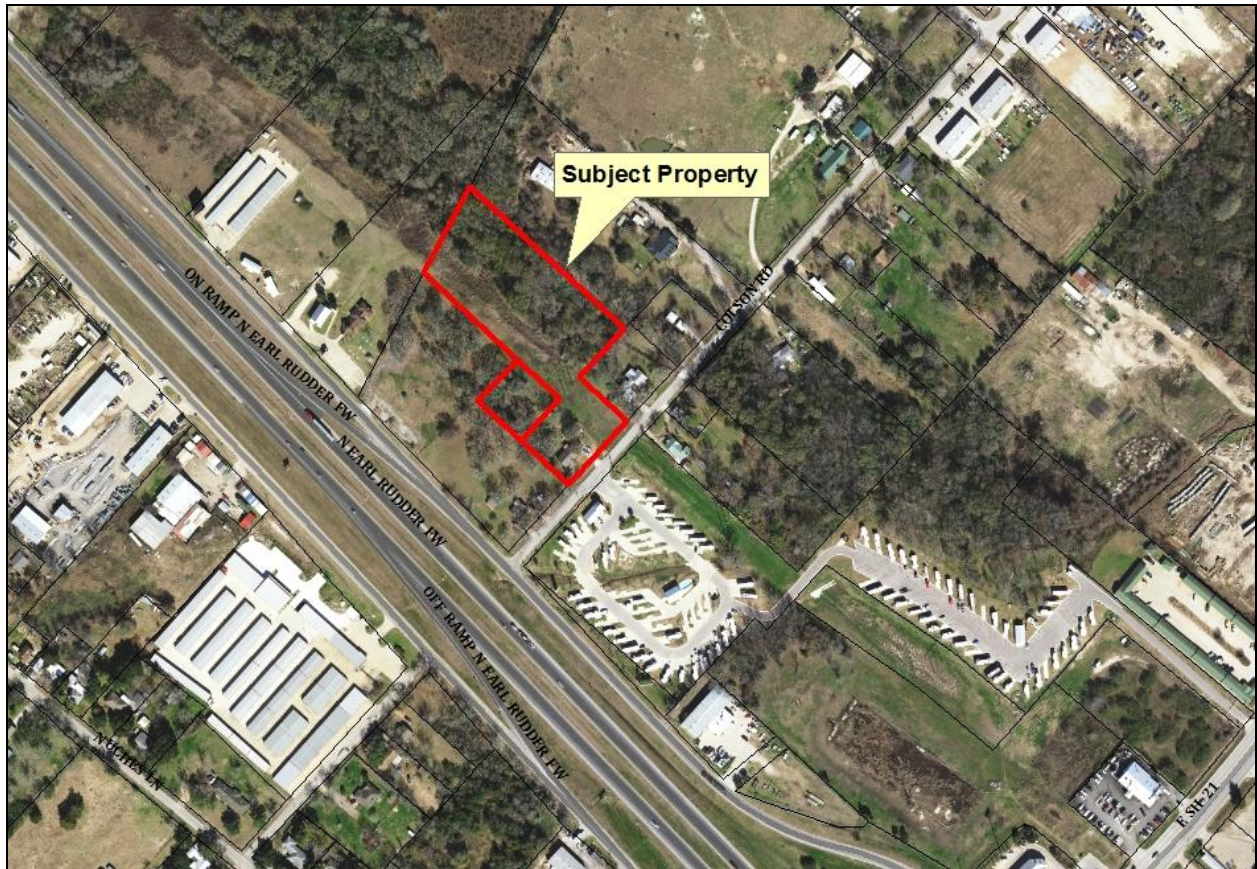
APPLICANT(S): Jason S. LaFollette

STAFF CONTACT: Randy Haynes, AICP, Senior Planner

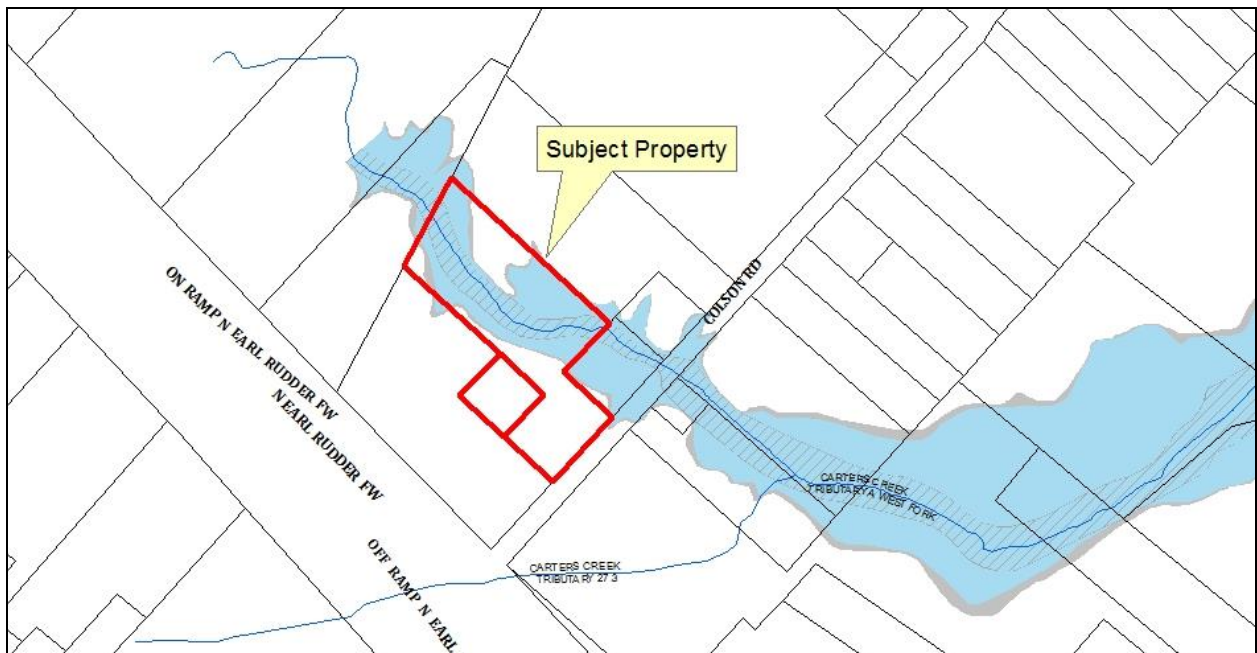
SUMMARY RECOMMENDATION: Staff recommends **approving** this rezoning request.



AERIAL VIEW (2013):



POTENTIAL FLOOD HAZARD IMPACT IN THE VICINITY OF THE SUBJECT PROPERTY:



BACKGROUND:

The applicant, Mr. Jason S. LaFollette is requesting to change the zoning classification on these 3.78 acres of land from Agricultural – Open District (A-O) to Commercial District (C-3). The subject property has been zoned A-O District since its annexation to the City of Bryan on July 27, 1999. The parcel is mainly vacant land with a single-family residential structure.

The subject property is 3.78 acres in size and located along the northwest side of Colson Road near its intersection with the northbound State Highway 6 frontage road, north of Highway 21 East. The subject property is currently occupied by a residential structure. Properties to the north and northeast along Colson Road are either vacant or in residential use and located in the same Agricultural-Open District (A-O) as the subject property. Land to the southeast along the freeway frontage road is in commercial use and zoned Commercial District (C-3). More intense commercial and industrial uses are located further north at and near the intersection of Colson Road and Clarks Lane in an Industrial (I) zoning district.

The A-O zoning district is intended to provide a location principally undeveloped or vacant land situated on the fringe of an urban area and used primarily for agricultural purposes, but may become an urban area in the future.

The C-3 zoning classification is intended for heavy retail and commercial uses of a service nature which typically have operating characteristics or traffic service requirements of retail or shopping, but generally not with residential environments.

RELATION TO BRYAN'S COMPREHENSIVE PLAN:

The Comprehensive Plan includes policy recommendations related to the various physical development aspects of the community. These aspects are supported by a set of goals and objectives. Among the goals supported by the policies are the development of attractive entrances and corridors and encouraging and promoting compatible infill and redevelopment in areas where these activities will benefit the city as a whole and the area specifically. One of the plan's objectives is to encourage a sustainable mix of land uses types in suitable locations, densities and patterns and to identify areas for commercial development and preserve them with appropriate zoning.

ANALYSIS:

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors:

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.

Staff observes that the subject property appears to be suitable for commercial zoning. The property adjoins a collector street (Colson Road) and is located in close proximity to a freeway frontage road. A large C-3 zoning district lies south of the subject property extending from Colson Road to the intersection of Highways 6 and 21, where several commercial uses are located.

The subject property is one of about a dozen properties along Colson Road that have remained in residential use and are zoned A-O District. Considering existing conditions surrounding the subject property, staff recognizes that changing the zoning of this property to C-3 District may negatively impact the adjoining properties that remain in residential use. Staff finds however that the existence of a flood hazard area between the subject tract and the majority of the remaining residential uses will serve as a natural buffer to some of the potential negative effects.

In 2008 a similar request was considered by the Planning and Zoning Commission for the property southeast of the subject tract. In that case the Commissioners found that;

- **based on the land use policies defined in the Comprehensive Plan, the area should be considered a commercial and suitable for commercial development; and,**

- **additional commercial development would not negatively impact traffic on Colson Road due to the fact that Colson is already subject to truck traffic from the nearby Carrabba Industrial Park;**

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

Although Colson Road is classified as a collector street on Bryan's Thoroughfare Plan, this city street is currently improved with only an 18-foot wide pavement section located within a 50-foot wide right-of-way. Sewer and water infrastructure is adequate for commercial development of the subject property.

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

The nearest vacant land zoned C-3 District is located north of the subject property along the North Earl Rudder Freeway East Frontage Road. Staff believes that this zone change request, if approved, will not make land classified for similar development in the vicinity and elsewhere in the City unavailable for development.

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

Staff contends that commercial developments are developing at an average pace in this vicinity and elsewhere in the City.

5. How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

If the proposed zone change was approved, staff believes there to be few, if any, effects on other areas designated for similar developments. Many of the properties in the immediate vicinity are developed as commercial businesses, and several vacant parcels are available for future commercial development.

6. Any other factors affecting health, safety, morals, or general welfare.

In this case, staff believes that while the requested rezoning to C-3 District may produce some adverse effects on adjacent residential properties, based on the adopted land use policies defined in the Comprehensive Plan, allowing commercial development at this location will sustain an orderly zoning pattern and allow for a useful diversification in land use intensities and orderly urban development in this vicinity.

RECOMMENDATION:

Based on the considerations outlined above, staff recommends **approving** the requested zone change.